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THE REGIONAL PLANNING COMMISSION—COUNTY OF LOS ANGELES
108 West Second St., Los Angeles, California
Arthur H. Adams, Director of Planning

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POPULATION AND DWELLING UNITS

Item No.	Statistical Area and Jurisdiction	Population Apr. 1940	Dwelling Units Apr. 1940	Dwelling Units Apr. 1950	Estimated Population Apr. 1950
1.0	ADAMS AREA	333,560	116,365	141,130	414,295
1.1	Part of Los Angeles	317,868	111,183	130,907	382,885
1.2	Culver City	8,976	2,948	6,347	19,741
1.3	Unincorporated	6,716	2,234	3,876	11,669
2.0	AVALON AREA	1,933	2,875	2,932	2,263
2.1	Avalon	1,637	2,688	2,730	2,035
2.2	Unincorporated	296	187	202	228
3.0	BEVERLY HILLS AREA	50,653	17,994	26,351	73,907
3.1	Beverly Hills	26,823	9,328	11,275	29,960
3.2	Part of Los Angeles	23,818	8,662	15,072	43,935
3.3	Unincorporated	12	4	4	12
4.0	BURBANK AREA	77,516	25,589	60,520	190,472
4.1	Burbank	34,337	11,130	25,809	80,420
4.2	Part of Los Angeles	43,168	14,455	34,700	110,022
4.3	Unincorporated	11	4	11	30
5.0	CALABASAS AREA	2,041	1,695	2,164	3,791
5.1	All Unincorporated	2,041	1,695	2,164	3,791
6.0	CHATSWORTH AREA	7,488	2,446	5,615	17,853
6.1	Part of Los Angeles	7,488	2,446	5,615	17,853
7.0	CITRUS AREA	22,475	7,107	14,542	45,675
7.1	Azusa	5,209	1,476	3,184	10,811
7.2	Covina	3,049	1,160	1,502	3,973
7.3	West Covina	1,072	392	1,328	4,019
7.4	Glendora	2,822	996	1,356	3,926
7.5	Unincorporated	10,323	3,083	7,172	22,946
8.0	COMPTON AREA	48,679	14,792	37,147	122,842
8.1	Compton	16,198	5,118	14,379	46,817
8.2	Lynwood	10,982	3,418	8,118	26,159
8.3	Unincorporated	21,499	6,256	14,650	49,866
9.0	CENTRAL AREA	133,351	58,374	53,459	145,555
9.1	Part of Los Angeles	133,351	58,374	53,459	145,555
10.0	DOMINGUEZ AREA	68,732	21,147	36,670	128,126
10.1	Part of Los Angeles	62,136	19,243	30,211	105,818
10.2	Unincorporated	6,596	1,904	6,459	22,308
11.0	EAST AREA	209,125	59,426	65,748	252,673
11.1	Part of Los Angeles	137,584	39,473	40,393	157,420
11.2	Unincorporated	71,541	19,953	25,355	95,253
12.0	EL MONTE AREA	32,431	9,839	21,366	69,775
12.1	El Monte	4,746	1,467	2,556	8,057
12.2	Unincorporated	27,685	8,372	18,810	61,718
13.0	ENCINO AREA	37,312	11,916	37,402	121,241
13.1	Part of Los Angeles	37,312	11,916	37,402	121,241
14.0	GLENDALE AREA	161,607	54,407	72,835	215,774
14.1	Glendale	82,582	27,487	35,206	105,544
14.2	Part of Los Angeles	70,500	24,083	30,908	90,149
14.3	Unincorporated	8,525	2,837	6,721	20,081
15.0	HOLLYWOOD AREA	162,340	64,139	71,120	186,268
15.1	Part of Los Angeles	142,262	56,107	61,580	161,521
15.2	Unincorporated	20,078	8,032	9,540	24,747
16.0	INGLEWOOD AREA	78,820	25,266	52,863	167,305
16.1	Gardena	5,909	1,808	4,429	14,634
16.2	Inglewood	30,114	9,819	15,354	46,469
16.3	Hawthorne	8,263	2,582	4,939	16,103
16.4	Torrance (North)	1,125	286	926	3,427
16.5	Part of Los Angeles	2,103	616	1,952	6,579
16.6	Unincorporated	31,306	10,155	25,263	80,093
17.0	LONG BEACH AREA	169,513	66,977	108,134	308,953
17.1	Signal Hill	3,184	1,158	1,490	4,141
17.2	Long Beach	164,271	65,137	97,557	276,525
17.3	Unincorporated	2,058	682	9,087	28,287
18.0	MONROVIA AREA	32,813	11,055	24,101	74,836
18.1	Arcadia	9,122	3,081	7,689	23,303
18.2	Monrovia	12,807	4,373	7,042	20,721
18.3	Sierra Madre	4,581	1,767	2,580	7,438
18.4	Unincorporated	6,303	1,834	6,790	23,374
19.0	MALIBU AREA	929	788	1,577	2,680
19.1	All Unincorporated	929	788	1,577	2,680
20.0	NORTH COUNTY AREA	15,171	6,309	10,340	25,211
20.1	All Unincorporated	15,171	6,309	10,340	25,211
21.0	NORTH EAST AREA	155,682	53,720	55,741	170,703
21.1	Part of Los Angeles	155,682	53,720	55,741	170,703
22.0	NORWALK AREA	45,913	12,119	32,027	114,207
22.1	All Unincorporated	45,913	12,119	32,027	114,207
23.0	PALOS VERDES AREA	16,628	5,280	10,186	32,438
23.1	Palos Verdes Estates	987	318	696	2,185
23.2	Torrance (South)	8,825	2,869	5,772	18,220
23.3	Unincorporated	6,816	2,093	3,718	12,033
24.0	PASADENA AREA	117,617	40,836	52,883	161,344
24.1	Pasadena	81,864	29,156	36,772	111,699
24.2	Unincorporated	35,753	11,680	16,111	49,645
25.0	POMONA AREA	34,639	11,380	17,005	51,607
25.1	Pomona	23,539	7,879	11,981	35,854
25.2	Claremont	3,057	1,099	1,805	4,687
25.3	La Verne	3,092	855	1,202	4,292
25.4	Unincorporated	4,951	1,547	2,017	6,774
26.0	PUENTE HILLS AREA	9,065	2,376	5,184	20,184
26.1	All Unincorporated	9,065	2,376	5,184	20,184
27.0	SAN FERNANDO AREA	21,886	6,028	13,868	49,596
27.1	San Fernando	9,094	2,632	3,710	13,353
27.2	Part of Los Angeles	12,792	3,396	10,158	36,243
28.0	SAN GABRIEL AREA	100,448	32,764	51,808	157,434
28.1	Alhambra	38,935	13,310	18,073	52,143
28.2	Monterey Park	8,531	2,808	6,697	19,679
28.3	San Gabriel	11,867	3,524	6,219	20,737
28.4	San Marino	8,175	2,311	3,437	11,380
28.5	South Pasadena	14,356	5,036	6,363	18,399
28.6	Unincorporated	18,584	5,775	11,019	35,096
29.0	SAN VICENTE AREA	7,737	2,478	5,110	17,643
29.1	Part of Los Angeles	7,737	2,478	5,110	17,643
30.0	SANTA MONICA-VENICE AREA	117,801	39,847	63,171	191,344
30.1	Santa Monica	53,500	19,464	27,409	77,986
30.2	Part of Los Angeles	58,690	20,208	35,540	105,326
30.3*	Unincorporated	594	139	176	728
30.4	Sawtelle Home	5,017	36	46	7,304
31.0	SOUTH BEACH CITIES AREA	32,120	13,086	32,150	96,906
31.1	El Segundo	3,738	1,187	2,463	7,952
31.2	Hermosa Beach	7,197	3,384	4,820	12,432
31.3	Manhattan Beach	6,398	2,836	5,981	16,367
31.4	Redondo Beach	13,092	4,914	8,383	24,777
31.5	Part of Los Angeles	946	394	9,897	33,868
31.6	Unincorporated	749	371	606	1,510
32.0	SOUTH EAST AREA	284,564	90,724	124,200	398,192
32.1	Bell	11,264	3,501	5,334	16,249
32.2	Maywood	10,731	3,540	4,728	14,317
32.3	Huntington Park	28,648	10,045	11,680	31,153
32.4	Montebello	8,016	2,432	6,794	21,849
32.5	South Gate	26,945	8,471	16,837	51,182
32.6	Vernon	850	242	255	956
32.7	Part of Los Angeles	128,531	40,361	48,126	165,054
32.8	Unincorporated	69,579	22,132	30,446	97,432
33.0	TUJUNGA AREA	11,241	3,992	9,525	28,280
33.1	Part of Los Angeles	11,241	3,992	9,525	28,280
34.0	WHITTIER AREA	32,727	10,242	22,245	72,215
34.1	Whittier	16,115	5,513	8,282	24,118
34.2	Unincorporated	16,612	4,729	13,963	48,097
35.0	WILSHIRE AREA	151,086	58,153	65,227	176,346
35.1	Part of Los Angeles	151,068	58,144	65,215	176,322
35.2	Unincorporated	18	9	12	24
	City of Los Angeles—Total	1,504,277	529,251	681,511	2,076,417
	City of Torrance—Total	9,950	3,155	6,698	21,647
	Total All Cities	2,340,902	824,196	1,143,000	3,442,606
	Total Unincorporated	444,741	137,335	263,346	865,328
	Total County	2,785,643	961,531	1,406,346	4,307,934

*Exclusive of Sawtelle Home.

This particular bulletin is probably the most significant of the thirty-four that have been issued to date because the estimates made herein are those which will be directly comparable to the enumerated counts as of April 1, 1950, to be made by the Bureau of the Census. The actual census data will probably not be available before November, 1950, even though preliminary totals may appear before them. It is suggested that our readers keep this bulletin and when the final figures become available compare our estimates to the official Bureau of Census totals.

Not by way of apology, but rather as a forewarning to those readers unfamiliar with statistical methods we wish to emphasize several points which may show up when the comparisons are made:

1. For the County totals or for very large populated areas our percentage error should be small when compared to a similar percentage error in a small city or sparsely populated district. This is due to the fact that our county total is derived from its component parts. These individual portions of the county may be either high or low in their errors and when totaled the errors will partially offset each other, thereby reducing the total county error.

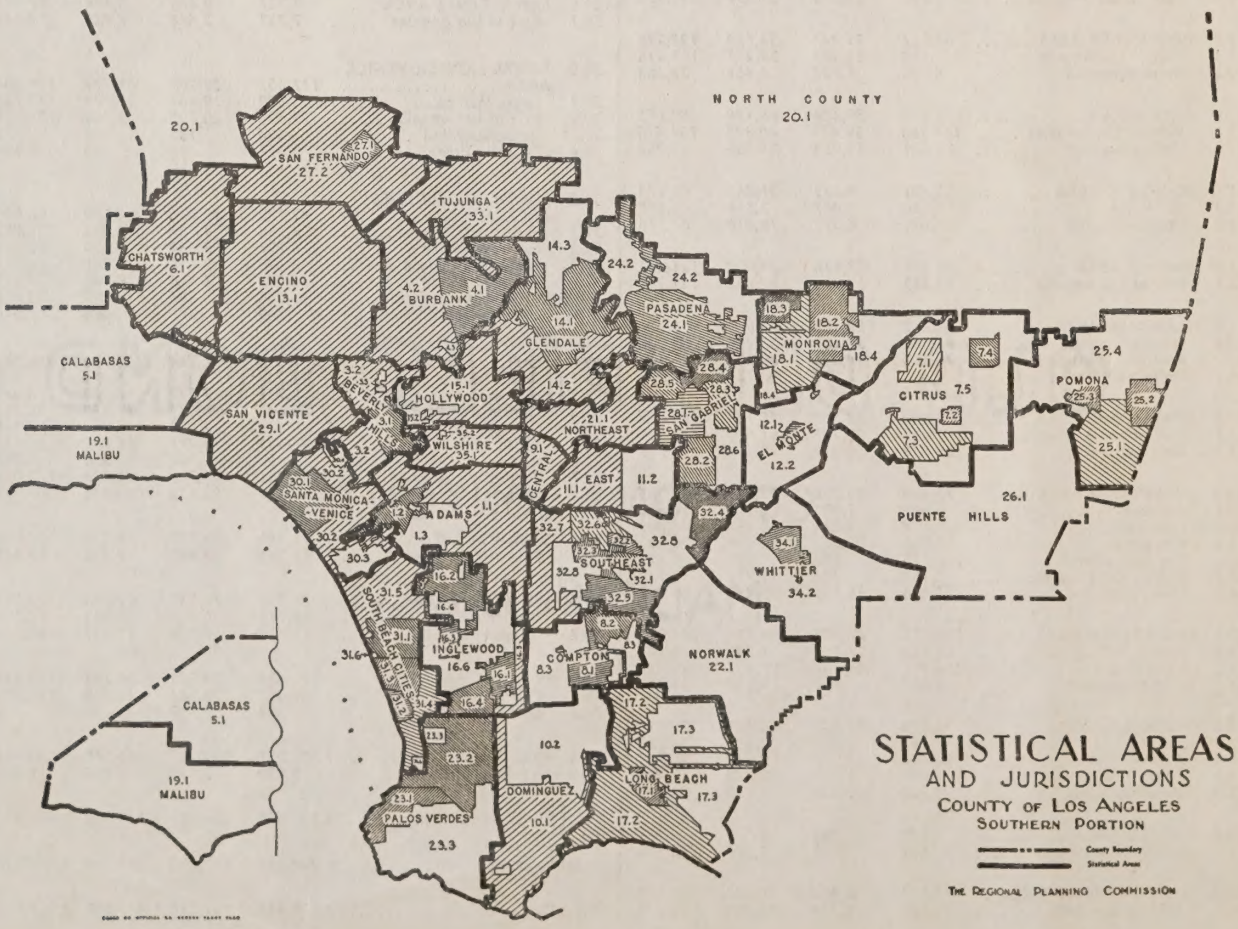
2. Unincorporated areas when compared to cities of approximately the same population will tend to have greater percentage errors. Most cities have had one or more special censuses during the decade thereby enabling us to make corrections. In unincorporated territory no special censuses have been conducted. Any tendency to be running high or low in our estimates of such areas could go undetected for years and consequently make our error quite large. Also many unincorporated districts have undergone drastic changes since 1940, making very difficult the task of determining the number of dwelling units and the persons per occupied dwelling unit. Since our population estimates are determined from the number of occupied dwelling units and the number of persons living in the average dwelling unit, it can be seen that the possibility of error may be quite large.

3. Where subdivision activity has been particularly great, such as in Norwalk and Encino, the percentage error in both population and dwelling unit totals may be greater than in a less active area with the same approximate population. This condition arises because of the difficulty in ascertaining the exact completion date of units in large subdivisions. Census enumerators only count as dwelling units those which are *completed and ready for occupancy*. Units which we may have assumed as completed by the starting date of the census (April 1, 1950) may not actually be completed until the enumerator has finished his count. Where hundreds of units fall into this category it is easy to understand how errors might be made.

4. Where a large part of the population in an area is transient and there are many rooming and lodging houses the determination of what are dwelling units and what is permanent population may be difficult. Such a condition exists in the Central Statistical Area (9.1).

Many other factors may affect the accuracy of our method of estimating but the above are the most critical.

Some of our readers have received along with this particular bulletin a mimeographed sheet on which it is requested that the correct name and address of the recipient be sent to us so that we may correct our mailing list. We ask that these completed sheets be returned as soon as possible so that readers will be assured of receiving their bulletins.



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THE REGIONAL PLANNING COMMISSION—COUNTY OF LOS ANGELES

108 West Second St., Los Angeles, California
Arthur H. Adams, Director of Planning

POPULATION AND DWELLING UNITS

Item No.	Statistical Area and Jurisdiction	Population Apr. 1940	Dwelling Units Apr. 1940	Dwelling Units July, 1950	Estimated Population July, 1950
1.0	ADAMS AREA	333,560	116,365	142,329	395,061
1.1	Part of Los Angeles	317,868	111,183	131,885	362,376
1.2	Culver City	8,976	2,948	6,536	19,781
1.3	Unincorporated	6,716	2,234	3,908	12,904
2.0	AVALON AREA	1,933	2,875	2,935	1,746
2.1	Avalon	1,637	2,688	2,733	1,502
2.2	Unincorporated	296	187	202	244
3.0	BEVERLY HILLS AREA	50,653	17,994	26,825	70,740
3.1	Beverly Hills	26,823	9,328	11,353	28,929
3.2	Part of Los Angeles	23,818	8,662	15,468	41,798
3.3	Unincorporated	12	4	4	13
4.0	BURBANK AREA	77,516	25,589	61,673	188,008
4.1	Burbank	34,337	11,130	26,243	78,854
4.2	Part of Los Angeles	43,168	14,455	35,419	109,124
4.3	Unincorporated	11	4	11	30
5.0	CALABASAS AREA	2,041	1,695	2,170	3,779
5.1	All Unincorporated	2,041	1,695	2,170	3,779
6.0	CHATSWORTH AREA	7,488	2,446	5,790	18,040
6.1	Part of Los Angeles	7,488	2,446	5,790	18,040
7.0	CITRUS AREA	22,475	7,107	14,963	47,127
7.1	Azusa	5,209	1,476	3,229	10,935
7.2	Covina	3,049	1,160	1,579	3,995
7.3	West Covina	1,072	392	1,376	4,548
7.4	Glendora	2,822	996	1,381	3,985
7.5	Unincorporated	10,323	3,083	7,398	23,664
8.0	COMPTON AREA	48,679	14,792	38,301	127,643
8.1	Compton	16,198	5,118	15,060	48,252
8.2	Lynwood	10,982	3,418	8,314	25,728
8.3	Unincorporated	21,499	6,256	14,927	53,663
9.0	CENTRAL AREA	133,351	58,374	53,544	129,326
9.1	Part of Los Angeles	133,351	58,374	53,544	129,326
10.0	DOMINGUEZ AREA	68,732	21,147	36,850	122,778
10.1	Part of Los Angeles	62,136	19,243	30,344	98,720
10.2	Unincorporated	6,596	1,904	6,506	24,058
11.0	EAST AREA	209,125	59,426	65,895	240,050
11.1	Part of Los Angeles	137,584	39,473	40,437	146,361
11.2	Unincorporated	71,541	19,953	25,458	93,689
12.0	EL MONTE AREA	32,431	9,839	21,889	71,806
12.1	El Monte	4,746	1,467	2,598	8,138
12.2	Unincorporated	27,685	8,372	19,291	63,668
13.0	ENCINO AREA	37,312	11,916	39,326	124,416
13.1	Part of Los Angeles	37,312	11,916	39,326	124,416
14.0	GLENDALE AREA	161,607	54,407	73,787	200,152
14.1	Glendale	82,582	27,487	35,803	95,627
14.2	Part of Los Angeles	70,500	24,083	31,150	83,977
14.3	Unincorporated	8,525	2,837	6,834	20,548
15.0	HOLLYWOOD AREA	162,340	64,139	71,513	179,749
15.1	Part of Los Angeles	142,262	56,107	61,864	152,711
15.2	Unincorporated	20,078	8,032	9,649	27,038
16.0	INGLEWOOD AREA	78,820	25,266	54,113	173,746
16.1	Gardena	5,909	1,808	4,494	14,428
16.2	Inglewood	30,114	9,819	15,447	46,252
16.3	Hawthorne	8,263	2,582	5,083	16,382
16.4	Torrance (North)	1,125	286	1,286	3,546
16.5	Part of Los Angeles	2,103	616	1,995	7,176
16.6	Unincorporated	31,306	10,155	25,808	85,962
17.0	LONG BEACH AREA	169,513	66,977	109,563	282,149
17.1	Signal Hill	3,184	1,158	1,496	4,078
17.2	Long Beach	164,271	65,137	98,365	244,249
17.3	Unincorporated	2,058	682	9,702	33,822
18.0	MONROVIA AREA	32,813	11,055	24,935	74,689
18.1	Arcadia	9,122	3,081	7,966	22,524
18.2	Monrovia	12,807	4,373	7,192	20,145
18.3	Sierra Madre	4,581	1,767	2,624	7,262
18.4	Unincorporated	6,303	1,834	7,153	24,758
19.0	MALIBU AREA	929	788	1,596	2,985
19.1	All Unincorporated	929	788	1,596	2,985
20.0	NORTH COUNTY AREA	15,171	6,309	10,540	27,359
20.1	All Unincorporated	15,171	6,309	10,540	27,359
21.0	NORTH EAST AREA	155,682	53,720	55,943	156,442
21.1	Part of Los Angeles	155,682	53,720	55,943	156,442
22.0	NORWALK AREA	45,913	12,119	34,306	113,470
22.1	All Unincorporated	45,913	12,119	34,306	113,470
23.0	PALOS VERDES AREA	16,628	5,280	10,713	33,589
23.1	Palos Verdes Estates	987	318	730	1,978
23.2	Torrance (South)	8,825	2,869	5,996	18,822
23.3	Unincorporated	6,816	2,093	3,987	12,789
24.0	PASADENA AREA	117,617	40,836	53,544	154,806
24.1	Pasadena	81,864	29,156	37,227	104,683
24.2	Unincorporated	35,753	11,680	16,317	50,123
25.0	POMONA AREA	34,639	11,380	17,263	52,854
25.1	Pomona	23,539	7,879	12,180	35,407
25.2	Claremont	3,057	1,099	1,836	6,344
25.3	La Verne	3,092	855	1,205	4,245
25.4	Unincorporated	4,951	1,547	2,042	6,858
26.0	PUENTE HILLS AREA	9,065	2,376	5,297	20,534
26.1	All Unincorporated	9,065	2,376	5,297	20,534
27.0	SAN FERNANDO AREA	21,886	6,028	14,376	51,700
27.1	San Fernando	9,094	2,632	3,808	12,959
27.2	Part of Los Angeles	12,792	3,396	10,568	38,741
28.0	SAN GABRIEL AREA	100,448	32,764	52,996	156,546
28.1	Alhambra	38,935	13,310	18,352	51,623
28.2	Monterey Park	8,531	2,808	7,010	20,264
28.3	San Gabriel	11,867	3,524	6,317	20,375
28.4	San Marino	8,175	2,311	3,542	11,303
28.5	South Pasadena	14,356	5,036	6,563	17,057
28.6	Unincorporated	18,584	5,775	11,212	35,924
29.0	SAN VICENTE AREA	7,737	2,478	5,389	16,740
29.1	Part of Los Angeles	7,737	2,478	5,389	16,740
30.0	SANTA MONICA-VENICE AREA	117,801	39,847	64,332	180,880
30.1	Santa Monica	53,500	19,464	27,794	71,277
30.2	Part of Los Angeles	58,690	20,208	36,316	101,430
30.3*	Unincorporated	594	139	176	802
30.4	Sawtelle Home	5,017	36	46	7,371
31.0	SOUTH BEACH CITIES AREA	32,120	13,086	33,718	97,269
31.1	El Segundo	3,738	1,187	2,500	8,075
31.2	Hermosa Beach	7,197	3,384	4,893	11,842
31.3	Manhattan Beach	6,398	2,836	6,200	17,388
31.4	Redondo Beach	13,092	4,914	8,565	25,334
31.5	Part of Los Angeles	946	394	10,944	33,040
31.6	Unincorporated	749	371	616	1,590
32.0	SOUTH EAST AREA	284,564	90,724	125,417	383,115
32.1	Bell	11,264	3,501	5,457	15,295
32.2	Maywood	10,731	3,540	4,786	13,300
32.3	Huntington Park	28,648	10,045	11,786	29,551
32.4	Montebello	8,016	2,432	7,051	21,923
32.5	South Gate	26,945	8,471	17,073	51,072
32.6	Vernon	850	242	255	421
32.7	Part of Los Angeles	128,531	40,361	48,368	152,689
32.8	Unincorporated	69,579	22,132	30,641	98,864
33.0	TUJUNGA AREA	11,241	3,992	9,821	28,371
33.1	Part of Los Angeles	11,241	3,992	9,821	28,371
34.0	WHITTIER AREA	32,727	10,242	24,233	78,650
34.1	Whittier	16,115	5,513	8,599	24,538
34.2	Unincorporated	16,612	4,729	15,634	54,112
35.0	WILSHIRE AREA	151,086	58,153	65,613	165,905
35.1	Part of Los Angeles	151,068	58,144	65,601	165,879
35.2	Unincorporated	18	9	12	26
	City of Los Angeles—Total	1,504,277	529,251	690,172	1,967,357
	City of Torrance—Total	9,950	3,155	7,282	22,368
	Total All Cities	2,340,902	824,196	1,160,055	3,271,573
	Total Unincorporated	444,741	137,335	271,443	900,647
	Total County	2,785,643	961,531	1,431,498	4,172,220

*Exclusive of Sawtelle Home.

This bulletin reflects adjustments in our population totals to conform to preliminary figures released by the Bureau of the Census as well as normal increases in population since April 1, 1950. Where July figures are less than those of April, it means in most instances that our totals were adjusted downward and not that there was an actual loss in population in a particular statistical area during the quarter.

Since the preliminary census figures were released there have been numerous articles and statements criticizing the enumerated counts of the Census Bureau, particularly when the 1950 totals were compared to those of special censuses made between 1945 and 1950. Some cities were disappointed when their population did not come up to the *estimates* prepared by various sources including this bulletin. Determining population estimates without actually counting is a difficult task at best and to expect the estimates for each and every one of the forty-five cities to come within 1% of an enumerated count is indicative of a lack of understanding of estimating methods. We believe we are doing well to have our totals come within 5% of an actual count particularly in a dynamic area like Los Angeles County where whole areas turn from vacant land to residential areas almost overnight. There are single subdivisions in this county where the population is, or will be upon completion, greater than some of our cities.

Final adjustments in our population estimates cannot be made until the official totals are released by the Bureau of the Census. In most cases the final census figures will be larger than the preliminary totals recently released. For large areas such as the county or the City of Los Angeles this increase may amount to as much as one-half of one percent over the preliminary census enumeration. Generally speaking, the increase will be due to the addition of residents who were enumerated elsewhere in the county or who were counted after the preliminary figures were announced.

When our April estimates are compared to the preliminary Bureau of Census counts for forty-five cities, the total unincorporated area, and the total county or forty-seven areas in all, we find the following:

a. Thirty-one areas are within 5%
b. Twenty-nine areas are within 4%
c. Twenty-six areas are within 3%

Our estimate for the entire county was 4.64% high which figure will probably drop to about 4.10% when the final enumerations are released.

Most of the aforementioned 4.64% excess was found to be confined to the five largest cities all of which had lower enumerated counts than our estimates. In these cities, as well as in several others, we believe several factors have caused various estimates to run higher than the census totals.

Most cities had special censuses between 1945 and 1950. During these counts particularly when made in 1945 and 1946 the definition of residency in cities was not the same as used in the April, 1950 Census. For example, a study of the 1946 special census in Long Beach and Los Angeles will reveal that military personnel, whether permanent residents of the respective cities or not, were included in the totals.

What we would consider as transient population living in trailers, motels, etc., was often counted as permanent residents during special censuses. Both of these factors would cause the persons per occupied unit to be higher after a special census than would now be the case where a different definition is applied to residence. Because our method depends upon multiplying the occupied units, whether old or new, by the average number of persons in such units, we tended to run high where there were enough transient residents to influence the results.

In Claremont where we had 4,687 people in April and the Census showed 6,216 or a difference of 1,529, we meet another example of a change in definition between the special census and the latest decennial count. We did not consider the college students whose permanent home is outside of Claremont as residents of that city, whereas the census enumerated college students as residents in the city where they usually slept. The number of college students from other cities residing during their school year in Claremont is very close to the 1,529 difference mentioned above.

A second very critical factor in this county which affected some of our areas was the fact that the census was not completed in urban areas within the fifteen days contemplated but instead ran for at least two months. Where we have hundreds of new homes in subdivisions being occupied every week, the population on April 1st may be quite different from what it is on June 1st. Not only does the newly built up area change very rapidly, but also the older locality from which the new home owners moved. This shifting of population is extremely rapid at present and without going to great expense it cannot be easily determined.

Many individuals and agencies believe that the preliminary census figures are incorrect particularly when compared to various estimates and to the special censuses made since 1945. In such instances it is a case of not completely understanding the various changes in definition, the time element for taking the census, the rapid shifts in population and finally the fact that an *estimate* is seldom as accurate as an enumerated count made by the Bureau of the Census. We believe the Bureau did an excellent job considering the gigantic task they had and furthermore, we also believe their counts are as accurate as it is both practical and possible to make them.

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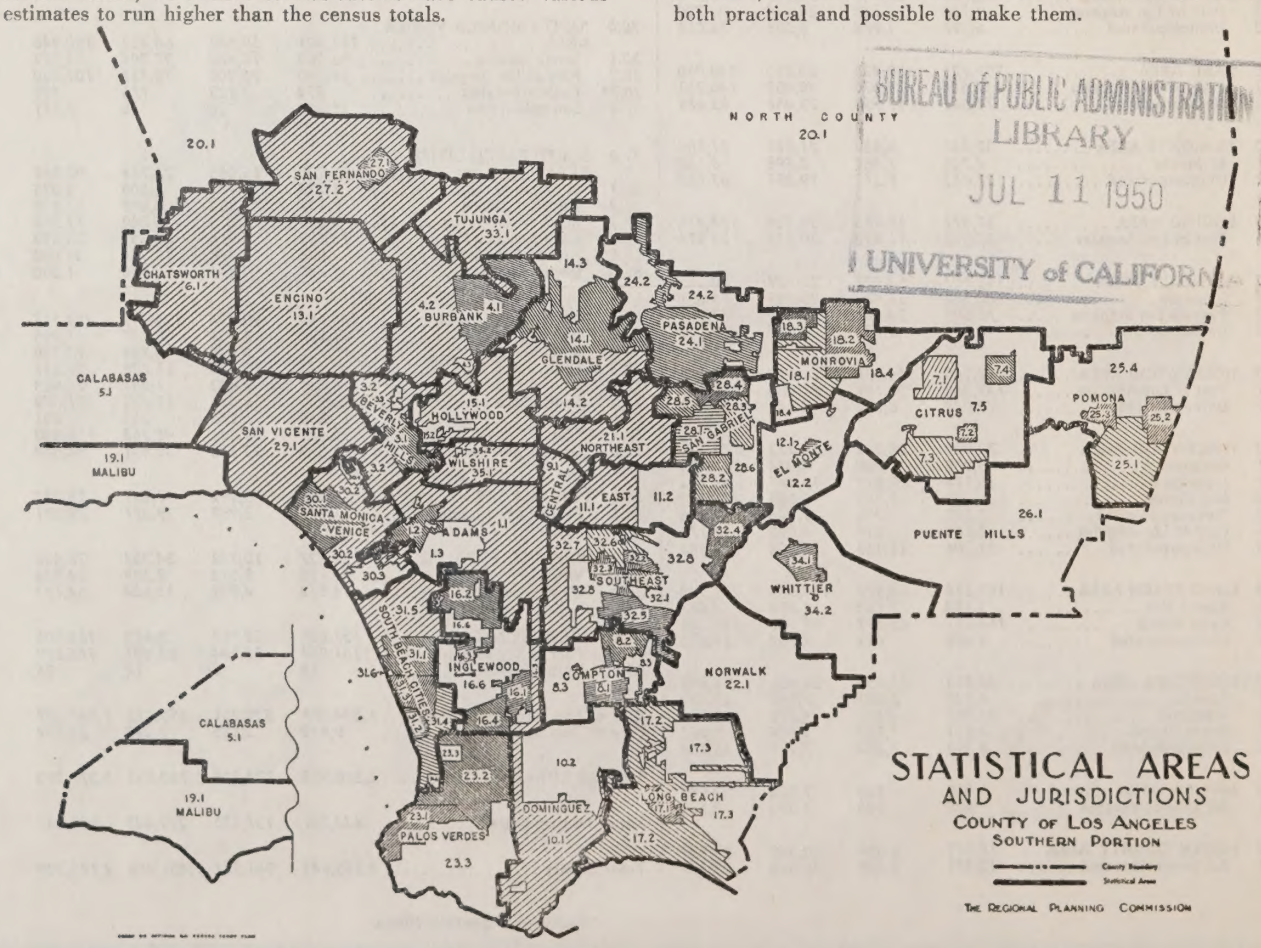

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THE REGIONAL PLANNING COMMISSION—COUNTY OF LOS ANGELES

108 West Second St., Los Angeles, California
Arthur H. Adams, Director of Planning

POPULATION AND DWELLING UNITS

Item No.	Statistical Area and Jurisdiction	Population Apr. 1940	Dwelling Units Apr. 1940	Dwelling Units Oct. 1950	Estimated Population Oct. 1950
1.0	ADAMS AREA	333,560	116,365	143,143	393,737
1.1	Part of Los Angeles	317,868	111,183	132,476	360,830
1.2	Culver City	8,976	2,948	6,695	19,834
1.3	Unincorporated	6,716	2,234	3,972	13,073
2.0	AVALON AREA	1,933	2,875	2,941	1,755
2.1	Avalon	1,637	2,688	2,734	1,505
2.2	Unincorporated	296	187	207	250
3.0	BEVERLY HILLS AREA	50,653	17,994	27,093	70,838
3.1	Beverly Hills	26,823	9,328	11,424	28,878
3.2	Part of Los Angeles	23,818	8,662	15,665	41,947
3.3	Unincorporated	12	4	4	13
4.0	BURBANK AREA	77,516	25,589	62,577	189,305
4.1	Burbank	34,337	11,130	26,584	78,886
4.2	Part of Los Angeles	43,168	14,455	35,982	110,389
4.3	Unincorporated	11	4	11	30
5.0	CALABASAS AREA	2,041	1,695	2,179	3,792
5.1	All Unincorporated	2,041	1,695	2,179	3,792
6.0	CHATSWORTH AREA	7,488	2,446	5,938	18,489
6.1	Part of Los Angeles	7,488	2,446	5,938	18,489
7.0	CITRUS AREA	22,475	7,107	15,370	47,696
7.1	Azusa	5,209	1,476	3,325	11,001
7.2	Covina	3,049	1,160	1,683	4,243
7.3	West Covina	1,072	392	1,470	4,685
7.4	Glendora	2,822	996	1,398	4,040
7.5	Unincorporated	10,323	3,083	7,494	23,727
8.0	COMPTON AREA	48,679	14,792	38,829	128,228
8.1	Compton	16,198	5,118	15,452	48,654
8.2	Lynwood	10,982	3,418	8,400	25,807
8.3	Unincorporated	21,499	6,256	14,977	53,767
9.0	CENTRAL AREA	133,351	58,374	53,588	127,323
9.1	Part of Los Angeles	133,351	58,374	53,588	127,323
10.0	DOMINGUEZ AREA	68,732	21,147	37,048	122,710
10.1	Part of Los Angeles	62,136	19,243	30,539	98,641
10.2	Unincorporated	6,596	1,904	6,509	24,069
11.0	EAST AREA	209,125	59,426	65,959	237,254
11.1	Part of Los Angeles	137,584	39,473	40,485	144,463
11.2	Unincorporated	71,541	19,953	25,474	92,791
12.0	EL MONTE AREA	32,431	9,839	22,509	72,920
12.1	El Monte	4,746	1,467	2,625	8,229
12.2	Unincorporated	27,685	8,372	19,884	64,691
13.0	ENCINO AREA	37,312	11,916	42,172	132,714
13.1	Part of Los Angeles	37,312	11,916	42,172	132,714
14.0	GLENDALE AREA	161,607	54,407	74,490	200,011
14.1	Glendale	82,582	27,487	36,101	95,666
14.2	Part of Los Angeles	70,500	24,083	31,431	83,676
14.3	Unincorporated	8,525	2,837	6,958	20,669
15.0	HOLLYWOOD AREA	162,340	64,139	71,637	176,845
15.1	Part of Los Angeles	142,262	56,107	61,974	150,006
15.2	Unincorporated	20,078	8,032	9,663	26,839
16.0	INGLEWOOD AREA	78,820	25,266	55,256	177,524
16.1	Gardena	5,909	1,808	4,515	14,435
16.2	Inglewood	30,114	9,819	15,528	46,280
16.3	Hawthorne	8,263	2,582	5,154	16,527
16.4	Torrance (North)	1,125	286	1,518	5,654
16.5	Part of Los Angeles	2,103	616	2,051	7,356
16.6	Unincorporated	31,306	10,155	26,490	87,272
17.0	LONG BEACH AREA	169,513	66,977	112,501	285,402
17.1	Signal Hill	3,184	1,158	1,499	4,087
17.2	Long Beach	164,271	65,137	98,989	243,395
17.3	Unincorporated	2,058	682	12,013	37,920
18.0	MONROVIA AREA	32,813	11,055	25,648	76,200
18.1	Arcadia	9,122	3,081	8,405	23,332
18.2	Monrovia	12,807	4,373	7,295	20,377
18.3	Sierra Madre	4,581	1,767	2,653	7,317
18.4	Unincorporated	6,303	1,834	7,295	25,174
19.0	MALIBU AREA	929	788	1,628	3,065
19.1	All Unincorporated	929	788	1,628	3,065
20.0	NORTH COUNTY AREA	15,171	6,309	10,731	27,665
20.1	All Unincorporated	15,171	6,309	10,731	27,665
21.0	NORTH EAST AREA	155,682	53,720	56,116	155,461
21.1	Part of Los Angeles	155,682	53,720	56,116	155,461
22.0	NORWALK AREA	45,913	12,119	37,408	118,628
22.1	All Unincorporated	45,913	12,119	37,408	118,628
23.0	PALOS VERDES AREA	16,628	5,280	10,953	33,894
23.1	Palos Verdes Estates	987	318	761	2,072
23.2	Torrance (South)	8,825	2,869	6,172	18,954
23.3	Unincorporated	6,816	2,093	4,020	12,868
24.0	PASADENA AREA	117,617	40,836	54,163	155,028
24.1	Pasadena	81,864	29,156	37,589	104,722
24.2	Unincorporated	35,753	11,680	16,574	50,306
25.0	POMONA AREA	34,639	11,380	17,385	53,180
25.1	Pomona	23,539	7,879	12,255	35,603
25.2	Claremont	3,057	1,099	1,868	6,427
25.3	La Verne	3,092	855	1,212	4,271
25.4	Unincorporated	4,951	1,547	2,050	6,879
26.0	PUENTE HILLS AREA	9,065	2,376	5,465	20,804
26.1	All Unincorporated	9,065	2,376	5,465	20,804
27.0	SAN FERNANDO AREA	21,886	6,028	14,987	52,615
27.1	San Fernando	9,094	2,632	3,853	13,043
27.2	Part of Los Angeles	12,792	3,396	11,134	39,572
28.0	SAN GABRIEL AREA	100,448	32,764	53,702	157,611
28.1	Alhambra	38,935	13,310	18,497	51,658
28.2	Monterey Park	8,531	2,808	7,140	20,607
28.3	San Gabriel	11,867	3,524	6,404	20,577
28.4	San Marino	8,175	2,311	3,586	11,405
28.5	South Pasadena	14,356	5,036	6,677	17,190
28.6	Unincorporated	18,584	5,775	11,398	36,174
29.0	SAN VICENTE AREA	7,737	2,478	5,669	17,634
29.1	Part of Los Angeles	7,737	2,478	5,669	17,634
30.0	SANTA MONICA-VENICE AREA	117,801	39,847	65,342	182,765
30.1	Santa Monica	53,500	19,464	27,992	71,331
30.2	Part of Los Angeles	58,690	20,208	37,108	103,526
30.3*	Unincorporated	594	139	196	819
30.4	Sawtelle Home	5,017	36	46	7,089
31.0	SOUTH BEACH CITIES AREA	32,120	13,086	34,957	98,663
31.1	El Segundo	3,738	1,187	2,547	8,180
31.2	Hermosa Beach	7,197	3,384	4,928	11,914
31.3	Manhattan Beach	6,398	2,836	6,721	18,127
31.4	Redondo Beach	13,092	4,914	8,728	25,406
31.5	Part of Los Angeles	946	394	11,414	33,437
31.6	Unincorporated	749	371	619	1,599
32.0	SOUTH EAST AREA	284,564	90,724	126,050	382,819
32.1	Bell	11,264	3,501	5,503	15,344
32.2	Maywood	10,731	3,540	4,817	13,363
32.3	Huntington Park	28,648	10,045	11,880	29,695
32.4	Montebello	8,016	2,432	7,130	22,176
32.5	South Gate	26,945	8,471	17,202	51,233
32.6	Vernon	850	242	255	421
32.7	Part of Los Angeles	128,531	40,361	48,572	151,678
32.8	Unincorporated	69,579	22,132	30,691	98,909
33.0	TUJUNGA AREA	11,241	3,992	10,152	29,271
33.1	Part of Los Angeles	11,241	3,992	10,152	29,271
34.0	WHITTIER AREA	32,727	10,242	26,707	83,689
34.1	Whittier	16,115	5,513	9,128	25,450
34.2	Unincorporated	16,612	4,729	17,579	58,239
35.0	WILSHIRE AREA	151,086	58,153	65,828	162,877
35.1	Part of Los Angeles	151,068	58,144	65,816	162,851
35.2	Unincorporated	18	9	12	26
	City of Los Angeles—Total	1,504,277	529,251	698,282	1,969,264
	City of Torrance—Total	9,950	3,155	7,690	24,608
	Total All Cities	2,340,902	824,196	1,174,574	3,281,265
	Total Unincorporated	444,741	137,335	281,547	917,147
	Total County	2,785,643	961,531	1,456,121	4,198,412

*Exclusive of Sawtelle Home.

Subdivision Activity in Los Angeles County

The events of the past few weeks have brought many individuals concerned with residential building in this county to a point of uncertainty and indecision. War in Korea, credit controls, and allocations of materials for defense are all contributing to a rapidly changing picture. Before trying to predict what the future holds it might be well to look back over our subdivision activity of the past few years and try to understand what has already happened in residential construction. Below is a table which is well worth a few minutes study.

SUBDIVISION ACTIVITY IN LOS ANGELES COUNTY
Number of Recorded Lots

Date	Incorp. Cities	Uninc. Area	Total County
1945	5,368	3,279	8,647
1946	20,538	10,393	30,931
1947	11,363	10,312	21,675
1948	16,045	10,988	27,033
1949	16,268	15,767	32,035
1950 (9 months)	20,655	26,166	46,821
Totals	90,237	76,905	167,142

It is interesting to note from the table that subdivision activity in the unincorporated area gradually increased until it reached a point where more new lots were being recorded in unincorporated area than in all the cities combined. This fact tends to emphasize the almost unbelievable decentralization that is going on in this region particularly when it is realized that most new homes on new lots in county areas are occupied by former residents of cities, particularly from our larger and more fully developed municipalities such as Los Angeles, Pasadena, Long Beach, and Glendale.

In terms of land area subdivided in unincorporated area between January, 1945, and October 1, 1950, the area is approximately twenty-four square miles or slightly more than the City of Pasadena. This estimate is based upon a total of about five lots a gross acre.

What has brought about this desire for new homes and what are some of the results of the boom which has taken place?

A serious housing shortage, high rental rates, a credit arrangement that would allow the purchase of a home with little or no down payment, and terms as low or lower than rent, changed a discharged armed service force into an army of anxious potential home buyers at the end of World War II. One source that was particularly suited to the needs of these buyers—physically, economically and socially—was the home provided in the new subdivision. A house, lot, and many times the furniture were included in a single package, and the lower prices that resulted from large operations were passed on to the home seeker. However, location of such developments was directed by the need for acquisition of large areas of land at comparatively low prices. Much of the unincorporated territory met these qualifications perfectly.

Young couples looking forward to raising a family were attracted, not only by the prospect of owning a new home, but by the fact that newly subdivided areas were being occupied in the majority by other couples like themselves. Their problems, and in many cases their interests, were similar. Where homes were available in built-up areas numerous obstacles prevented their sale in preference to the ones in a new subdivision. Most of the former could not be obtained under the favorable financial conditions offered by the tract home, and many were either out of the price or size range for the potential buyers. In some cases the age composition, and general interest difference of the people in the older neighborhood and prospective buyers had something to do with encouraging the new subdivision selection. A home away from older established areas often with conditions of overcrowding, poor street design, noise, or other undesirable characteristics, offered to those in a position to move a strong inducement to relocate. The result of this decentralization is not without its problems for them, the new neighborhoods, and for our total region.

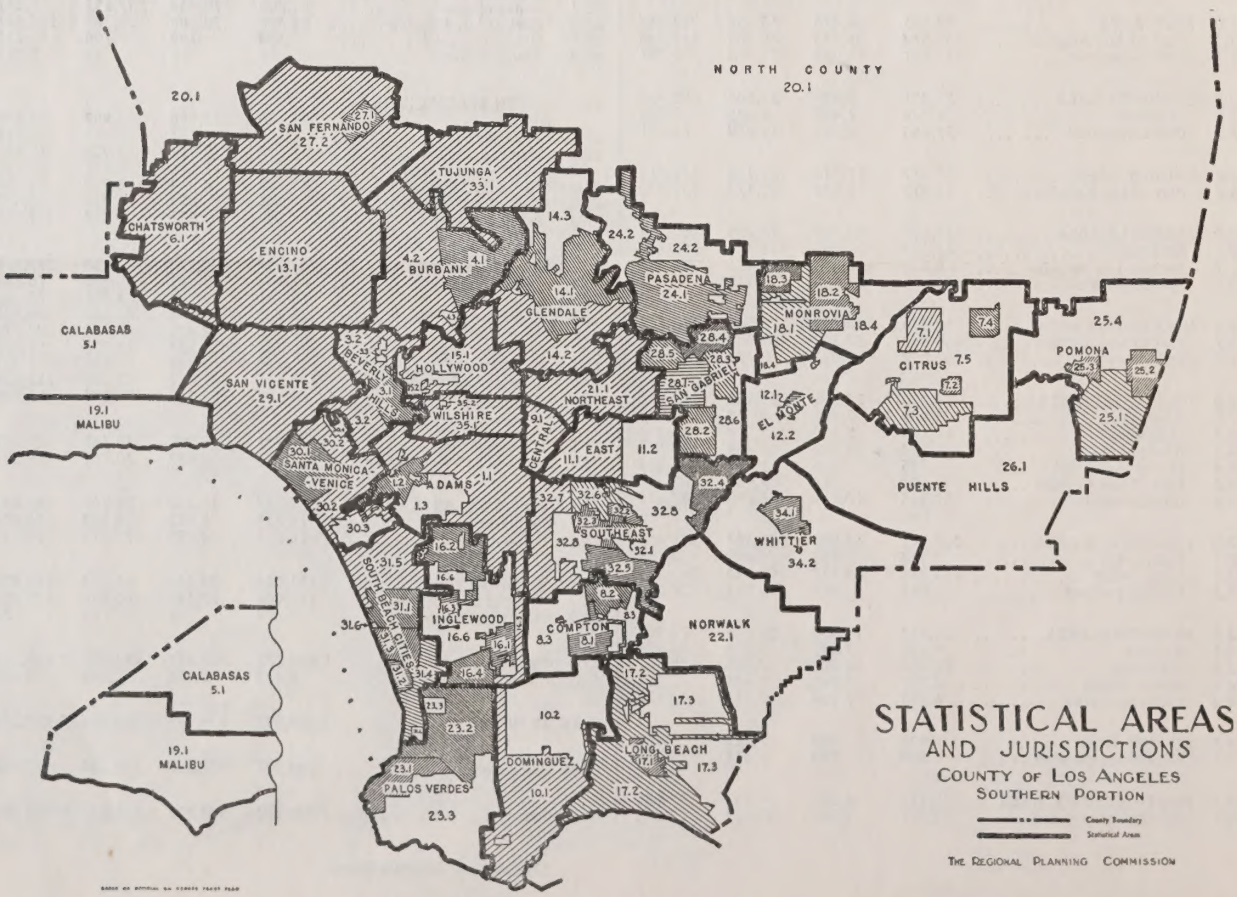
This subdivision activity, and subsequent change of the land use has directed its effect upon the economic, as well as, the social and cultural phase of metropolitan living. Land once dedicated predominately to agricultural uses has been taken over for new subdivisions, and this has necessitated a more distant relocation of these uses. The eventual result may be a long-range rise in prices of some food products where added transportation costs are necessary. The new residential areas are now requiring the addition of many more private and public service facilities than were supplied when the areas were primarily agricultural. Foremost in importance among the needed facilities are schools, connecting roads, sewers, and other utilities. Income from taxes in some new residential areas is, at present, inadequate to bear the burden of the full expense that adequate facilities will require. This problem of sufficient revenue to provide needed facilities in new neighborhoods is one which is going to require some realistic thinking in the next few years.

New subdivision activity in this county has raised in addition to the problems of the new area, the very serious question of what is happening to some of our older established neighborhoods. When the 1950 decennial census data is released a better realization of the amount of decentralization that has taken place will be had. These older areas, mostly complete with various public facilities, are finding that population is moving away leaving behind buildings and utilities which have not always realized their full economic value. It may seem odd in this period where so many areas lack adequate school buildings that there are actually neighborhoods where children must be transported from a distance in order to make full use of existing buildings that otherwise would be partially empty.

In some older sections where a large percentage of rental units are located the population is approaching a peak or has actually declined. Rental units in such districts are in competition with newer units located elsewhere for tenants. As the housing market becomes easier the vacancy in older units in particular will increase with a resultant loss of income and perhaps a very insistent demand for reduction in property taxes. This possible loss of property tax in the older districts combined with huge expenses for public facilities in the new areas is bound to cause some serious problems in the future.

Many people believe and the table above would seem to indicate that the restrictions and difficulties placed in the way of new residential construction have come at a time when the need for new homes is very critical. However, two new releases giving information on population and dwelling units counted during the recent decennial census have brought some new facts into the highly controversial subject of adequate housing. According to figures from these releases, if the same number of persons per dwelling unit were used in 1950 as in 1940, it would be found that there are not only the necessary number of units to house the population but actually an extra 26,698 units in the total county of which 18,594 are in Los Angeles City. From the same source it has been found that the average persons per unit has actually decreased from 2.897 in 1940 to 2.843 in 1950, which would indicate no general overcrowding of units.

A year ago we had estimated the housing shortage in the county to have amounted to slightly over 40,000 units. Since that time the population has increased about 100,000 people. At 2.843 persons per unit we would need about 35,000 units to house this increase. About 80,000 new units in the total county have actually been built during the same period. The difference of 45,000 would indicate that the shortage of housing is definitely eliminated. Of course, the availability of units within certain price ranges is another point entirely but as far as units needed to house a given population without general overcrowding, the facts indicate we have enough at present. For the reasons stated above, we believe that from a housing viewpoint only the restrictions on residential building did not come at a time when there was actually a shortage of units, but rather when this county had reached a point where additional units would probably have created problems much more critical than those resulting from the restrictions.



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THE REGIONAL PLANNING COMMISSION—COUNTY OF LOS ANGELES
108 West Second St., Los Angeles, California
Arthur H. Adams, Director of Planning

POPULATION AND DWELLING UNITS

Item No.	Statistical Area and Jurisdiction	Preliminary Population Apr. 1950	Dwelling Units Apr. 1940	Dwelling Units Jan. 1951	Estimated Population Jan. 1951
1.0	ADAMS AREA	399,468	116,365	144,090	393,676
1.1	Part of Los Angeles	368,180	111,183	132,925	360,895
1.2	Culver City	19,646	2,948	7,193	20,624
1.3	Unincorporated	11,642	2,234	3,972	12,157
2.0	AVALON AREA	1,622	2,875	2,941	1,623
2.1	Avalon	1,498	2,688	2,734	1,496
2.2	Unincorporated	124	187	207	127
3.0	BEVERLY HILLS AREA	69,620	17,994	27,451	71,183
3.1	Beverly Hills	28,915	9,328	11,472	28,940
3.2	Part of Los Angeles	40,695	8,662	15,975	42,233
3.3	Unincorporated	10	4	4	10
4.0	BURBANK AREA	185,759	25,589	63,418	191,352
4.1	Burbank	78,318	11,130	26,792	79,064
4.2	Part of Los Angeles	107,438	14,455	36,615	112,285
4.3	Unincorporated	3	4	11	3
5.0	CALABASAS AREA	3,763	1,695	2,185	3,799
5.1	All Unincorporated	3,763	1,695	2,185	3,799
6.0	CHATSWORTH AREA	17,542	2,446	6,169	18,984
6.1	Part of Los Angeles	17,542	2,446	6,169	18,984
7.0	CITRUS AREA	46,267	7,107	15,794	49,139
7.1	Azusa	11,072	1,476	3,337	11,445
7.2	Covina	3,968	1,160	1,780	4,589
7.3	West Covina	4,524	392	1,654	4,720
7.4	Glendora	3,992	996	1,415	4,062
7.5	Unincorporated	22,711	3,083	7,608	24,323
8.0	COMPTON AREA	126,807	14,792	39,301	129,248
8.1	Compton	47,893	5,118	15,691	48,715
8.2	Lynwood	25,534	3,418	8,479	25,945
8.3	Unincorporated	53,380	6,256	15,131	54,588
9.0	CENTRAL AREA	127,833	58,374	53,489	124,402
9.1	Part of Los Angeles	127,833	58,374	53,489	124,402
10.0	DOMINGUEZ AREA	106,451	21,147	37,420	107,728
10.1	Part of Los Angeles	85,940	19,243	30,687	86,204
10.2	Unincorporated	20,511	1,904	6,733	21,524
11.0	EAST AREA	236,959	59,426	66,214	233,762
11.1	Part of Los Angeles	148,024	39,473	40,549	144,698
11.2	Unincorporated	88,935	19,953	25,665	89,064
12.0	EL MONTE AREA	70,013	9,839	22,818	74,300
12.1	El Monte	8,103	1,467	2,660	8,298
12.2	Unincorporated	61,910	8,372	20,158	66,002
13.0	ENCINO AREA	117,960	11,916	44,268	136,780
13.1	Part of Los Angeles	117,960	11,916	44,268	136,780
14.0	GLENDALE AREA	204,272	54,407	74,954	205,373
14.1	Glendale	95,398	27,487	36,332	95,780
14.2	Part of Los Angeles	88,715	24,083	31,630	88,700
14.3	Unincorporated	20,159	2,837	6,992	20,893
15.0	HOLLYWOOD AREA	164,792	64,139	71,844	162,348
15.1	Part of Los Angeles	142,352	56,107	62,105	139,821
15.2	Unincorporated	22,440	8,032	9,739	22,527
16.0	INGLEWOOD AREA	175,040	25,266	56,098	182,035
16.1	Gardena	14,418	1,808	4,606	14,498
16.2	Inglewood	46,046	9,819	15,620	46,644
16.3	Hawthorne	16,278	2,582	5,231	16,638
16.4	Torrance (North)	3,977	286	1,718	5,906
16.5	Part of Los Angeles	6,545	616	2,168	7,172
16.6	Unincorporated	87,776	10,155	26,755	91,177
17.0	LONG BEACH AREA	279,846	66,977	116,181	288,689
17.1	Signal Hill	4,059	1,158	1,502	4,090
17.2	Long Beach	244,072	65,137	99,334	240,097
17.3	Unincorporated	31,715	682	15,345	44,502
18.0	MONROVIA AREA	72,486	11,055	26,225	76,770
18.1	Arcadia	23,041	3,081	8,734	24,698
18.2	Monrovia	20,274	4,373	7,377	20,602
18.3	Sierra Madre	7,288	1,767	2,682	7,403
18.4	Unincorporated	21,883	1,834	7,432	24,067
19.0	MALIBU AREA	2,210	788	1,634	2,314
19.1	All Unincorporated	2,210	788	1,634	2,314
20.0	NORTH COUNTY AREA	27,823	6,309	10,879	28,797
20.1	All Unincorporated	27,823	6,309	10,879	28,797
21.0	NORTHEAST AREA	161,582	53,720	56,298	158,397
21.1	Part of Los Angeles	161,582	53,720	56,298	158,397
22.0	NORWALK AREA	110,224	12,119	38,424	127,300
22.1	All Unincorporated	110,224	12,119	38,424	127,300
23.0	PALOS VERDES AREA	32,456	5,280	11,277	34,471
23.1	Palos Verdes Estates	1,965	318	797	2,178
23.2	Torrance (South)	18,229	2,869	6,364	19,168
23.3	Unincorporated	12,262	2,093	4,116	13,125
24.0	PASADENA AREA	158,588	40,836	54,462	160,634
24.1	Pasadena	104,087	29,156	37,850	104,885
24.2	Unincorporated	54,501	11,680	16,612	55,749
25.0	POMONA AREA	50,984	11,380	17,585	51,967
25.1	Pomona	35,157	7,879	12,434	35,676
25.2	Claremont	6,229	1,099	1,884	6,438
25.3	La Verne	4,210	855	1,214	4,273
25.4	Unincorporated	5,388	1,547	2,053	5,580
26.0	PUENTE HILLS AREA	21,541	2,376	5,475	22,403
26.1	All Unincorporated	21,541	2,376	5,475	22,403
27.0	SAN FERNANDO AREA	53,506	6,028	15,358	55,822
27.1	San Fernando	12,858	2,632	3,889	13,102
27.2	Part of Los Angeles	40,648	3,396	11,469	42,720
28.0	SAN GABRIEL AREA	155,229	32,764	54,043	159,032
28.1	Alhambra	51,284	13,310	18,558	51,710
28.2	Monterey Park	20,112	2,808	7,174	20,743
28.3	San Gabriel	20,204	3,524	6,463	20,675
28.4	San Marino	11,199	2,311	3,642	11,430
28.5	South Pasadena	16,950	5,036	6,723	17,273
28.6	Unincorporated	35,480	5,775	11,483	37,201
29.0	SAN VICENTE AREA	16,259	2,478	5,942	18,748
29.1	Part of Los Angeles	16,259	2,478	5,942	18,748
30.0	SANTA MONICA-VENICE AREA	180,618	39,847	66,153	185,899
30.1	Santa Monica	71,299	19,464	28,193	71,352
30.2	Part of Los Angeles	102,453	20,208	37,717	107,186
30.3*	Unincorporated	418	139	197	470
30.4	Sawtelle Home	6,448	36	46	6,891
31.0	SOUTH BEACH CITIES AREA	98,973	13,086	35,902	105,612
31.1	El Segundo	8,009	1,187	2,573	8,341
31.2	Hermosa Beach	11,766	3,384	4,961	12,029
31.3	Manhattan Beach	17,278	2,836	6,848	18,208
31.4	Redondo Beach	25,208	4,914	8,990	25,689
31.5	Part of Los Angeles	35,015	394	11,906	39,610
31.6	Unincorporated	1,697	371	624	1,735
32.0	SOUTHEAST AREA	391,951	90,724	126,937	391,430
32.1	Bell	15,206	3,501	5,604	15,404
32.2	Maywood	13,193	3,540	4,850	13,433
32.3	Huntington Park	29,376	10,045	11,971	29,726
32.4	Montebello	21,754	2,432	7,331	23,037
32.5	South Gate	50,684	8,471	17,308	51,298
32.6	Vernon	417	242	255	410
32.7	Part of Los Angeles	162,236	40,361	48,721	158,321
32.8	Unincorporated	99,085	22,132	30,897	99,801
33.0	TUJUNGA AREA	26,857	3,992	10,687	30,406
33.1	Part of Los Angeles	26,857	3,992	10,687	30,406
34.0	WHITTIER AREA	68,442	10,242	28,421	81,805
34.1	Whittier	23,866	5,513	9,504	26,567
34.2	Unincorporated	44,576	4,729	18,917	55,238
35.0	WILSHIRE AREA	161,421	58,153	66,031	156,658
35.1	Part of Los Angeles	161,418	58,144	66,019	156,655
35.2	Unincorporated	3	9	12	3
	City of Los Angeles—Total	1,957,692	529,251	705,339	1,974,217
	City of Torrance—Total	22,206	3,155	8,082	25,074
	Total All Cities	3,256,546	824,196	1,187,062	3,291,516
	Total Unincorporated	868,618	137,335	289,306	931,370
	Total County	4,125,164	961,531	1,476,368	4,222,886

*Exclusive of Sawtelle Home.

UNIVERSITY OF CALIFORNIA
MAR 12 1951

Since our last bulletin, which had estimated population and dwelling units for October 1950, we have received from the Bureau of the Census preliminary official population totals for all census tracts in Los Angeles County. Attention is called to the column headed "Preliminary Population, April, 1950" on the reverse side of this sheet. This column represents the preliminary census as enumerated during the decennial census in April, 1950. The final official population will be slightly higher than the figures shown. In this bulletin adjustments in population totals have been made where the census data revealed such adjustments were necessary. Of course, the estimates given herein also reflect any true losses or gains in population since the date of the census, April 1, 1950. However, it should be noted that *all areas showing a decrease in population since the October estimate have not necessarily suffered a population loss.* In some areas the downward adjustment made from the census information has more than offset any true population gain with a net result of what might appear to be a loss during the quarter.

There are, however, many districts which have actually lost population during the past decade and may continue to do so in the future. The table below, in conjunction with the map and statistical area numbers shown on this sheet, will help to locate more specifically *some* of the districts where actual decreases in population took place during the past decade:

Location of Census Tracts With Population Losses 1940-1950

Statistical Area	Statistical Area No.	Total Number of Census Tracts in Statistical Area in 1940	Number of Census Tracts in Statistical Area Having Population Loss Between 1940 and 1950
Adams	1.1	66	26
Central	9.1	26	18
East	11.1	26	10
Hollywood	15.1	27	17
Long Beach (City)	17.2	31	17
Northeast	21.2	31	12
Southeast	32.7	27	6
Wilshire	35.1	25	9

In addition to those census tracts which actually lost population there were many others where the ten year growth has been almost negligible. As might be expected, such tracts were usually close to those in which decreases took place. The movement of people from certain statistical areas is not, generally speaking, a temporary condition but will continue as long as the conditions which brought about the movement continue to exist. Because population shifts such as we are discussing cause many serious and complex problems for private business as well as public agencies it might be well to recall some of the causes for the shifts of population in this region. Individuals responsible for long range planning in the fields of industry, commerce, or government would do well to study the effect of the population shifts on their own individual plans. Too much is at stake to disregard the trend now so well established.

A few of the reasons for population losses in some areas during the past decade are as follows:

1. In census tracts where homes were demolished or removed to make way for freeways or proposed large non-residential buildings, the people moved to new locations. On parts of Bunker Hill and in the path of the Hollywood, Harbor, and Santa Ana freeways this movement has been particularly noticeable. As the freeway program progresses so will population displacement in such areas continue.

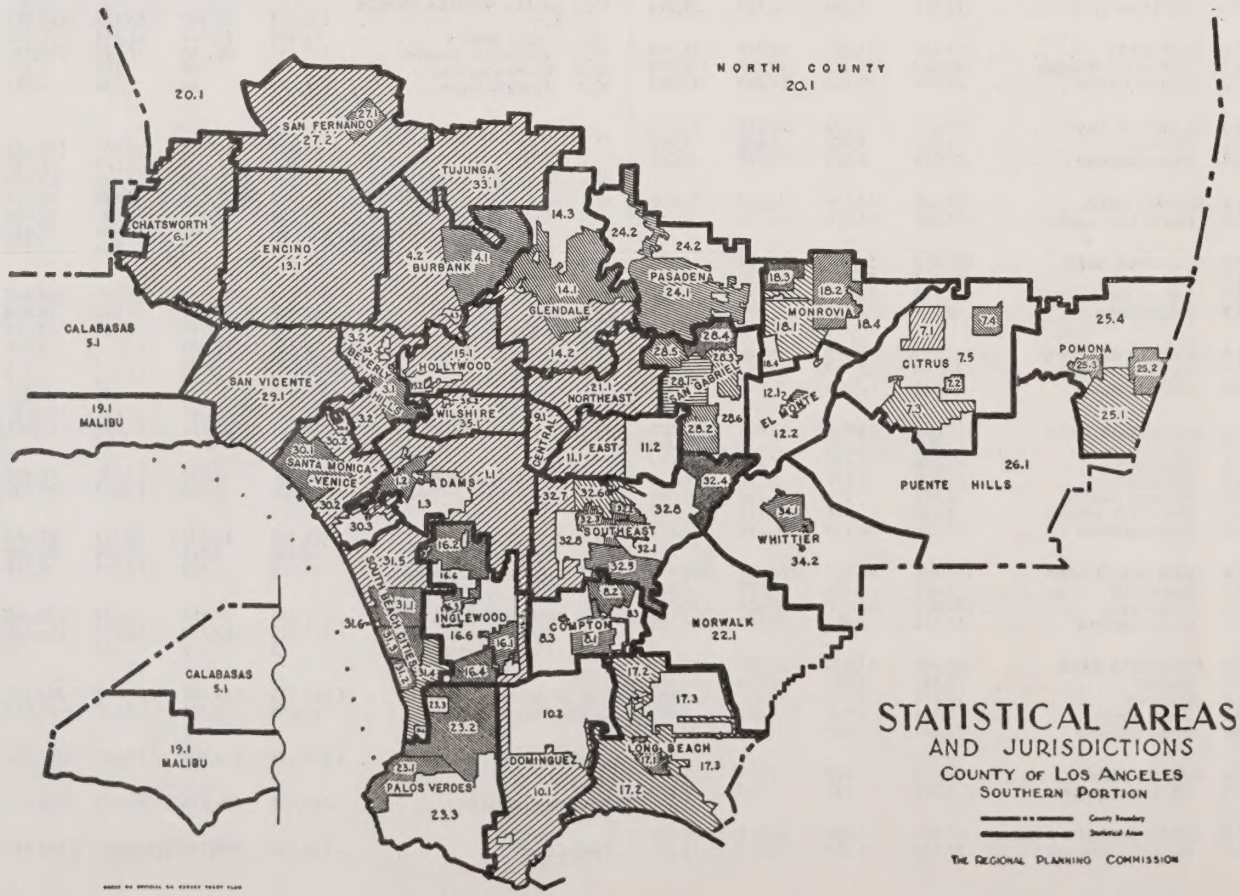
2. Some areas where the inhabitants are older than average have lost population as the children grew up, married, and established homes elsewhere. Portions of the Adams Statistical Area (1.1) and the central district of Long Beach might be cited as examples.

3. In 1940, when wages were much lower than now, many individuals, particularly unrelated single people, combined resources and rented an apartment which neither could afford individually. When rents were frozen and wages increased the same individuals often preferred to establish separate residences which they could afford on their larger income. Before rent control was abolished such neighborhoods were actually housing less people for a given number of dwelling units in 1950 than in 1940 even though the percentage of vacant units was less than in 1940.

4. Many areas with large numbers of older rental units are finding that with the elimination of an acute shortage of housing the tenants are moving to newer buildings often at equivalent or even lower rents than they formerly paid. If residential building restrictions continue long enough the normal increase in our population may cause people to seek quarters in older vacant apartments thereby causing the population to again increase in areas containing the older rental units.

Other reasons for population decreases exist but the few mentioned above will illustrate that while the population of the County will increase during the next decade, many areas will show decreases.

This office now has available negatives of maps on which are shown the boundaries of all 1950 census tracts in Los Angeles County. Copies of these maps are available for inspection in the Regional Planning Commission at 108 West 2nd Street, Los Angeles.



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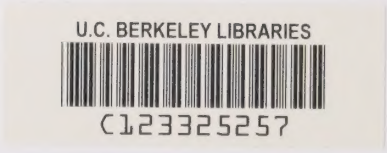

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